

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

Telephone: 01200 425111 www.ribblevalley.gov.uk planning@ribblevalley.gov.uk

Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2025/0852

DECISION DATE: 1 April 2026

DATE RECEIVED: 17/11/2025

APPLICANT:

Mr Sean Alty
BAE Systems
Samlesbury Aerodrome
Myerscough Smithy Road
Balderstone
Blackburn
BB2 7LF

AGENT:

Mr Tim Potter
Wilson Mason Architects
Uplans House
Spring Lane
Samlesbury
Preston
PR5 0UX

DEVELOPMENT PROPOSED: Proposed erection of three-storey (12m high) modular office building of 7026 sq m with associated car parking, cycle parking and landscaping.

AT: Samlesbury Aerodrome BAE Systems Operations Ltd Myerscough Smithy Road Balderstone BB2 7LF

Ribble Valley Borough Council hereby give notice that **permission has been granted** for the carrying out of the above development in accordance with the application plans and documents submitted subject to the following condition(s):

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on submitted drawings and reports:

CEB-WMA-XX-ST-DR-A-00-001 Rev P04 Location Plan

CEB-WMA-XX-ST-DR-A-00-004 Rev P01 Car Park Location Plan

CEB-WMA-XX-ST-DR-A-00-003 Rev P07 Proposed Site Plan

CEB-WMA-XX-00-DR-A-10-500 Rev P02 General Arrangement Ground Floor Plan

CEB-WMA-XX-01-DR-A-10-501 Rev P02 General Arrangement First Floor Plan

CEB-WMA-XX-01-DR-A-10-502 Rev P02 General Arrangement Second Floor Plan

HD/14595/01 Proposed Elevations //Ultima Office Complex

CEB-WMA-XX-ZZ-DR-A-20-110 Rev P03 Proposed Sections General Arrangement Sheet 1

CEB-WMA-XX-RL-DR-A-10-110 Rev P03 Roof General Arrangement Plan

CEB-SAW-XX-00-52-DR-C- 5201-SO-P4 Proposed Drainage Layout

CEB-WMA-XX-ST-DR-A-00-010 Rev P03 Proposed Landscape Plan

CEB-WMA-XX-ST-DR-A-00-011 Rev P01 Proposed Site Sections

Ecological Assessment 7348 by Pennine Ecological dated 3rd July 2025
Transport Statement 1999/1/C by Ashley Helme Associates dated November 2025
Car Park Management Strategy 1999 by Ashley Helme Associates dated 12/11/25

Reason: For the avoidance of doubt and to clarify which plans are relevant to the consent.

3. The materials to be used on the external surfaces of the development hereby approved shall be implemented in accordance with the approved details indicated on the application form / the following plans:

HD/14595/01 Proposed Elevations //Ultima Office Complex
CEB-WMA-XX-RL-DR-A-10-110 Rev P03 Roof General Arrangement Plan

Reason: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality and respond positively to the inherent character of the area.

4. The development hereby permitted shall be used for Office use only and for no other purpose, including any other use falling within Class E(g)(i) of the Town and Country Planning (Use Classes) Order 1987 (As Amended).

Reason: The permission granted has been assessed for this specific use, and other uses within the same Use Class may give rise to adverse impacts on the locality.

5. The car parking area shall be constructed, surfaced and marked out in accordance with the details shown on submitted plan CEB-WMA-XX-ST-DR-A-00-003 Rev P07 Proposed Site Plan.

The car park shall subsequently be made available for use prior to the first use of the office building hereby approved and shall thereafter be maintained and retained as such.

Reason: In order to ensure sufficient parking provision is accommodated within the site.

6. Prior to the first use of the extension hereby approved provision shall be made for a secure and covered store for 7no. motorcycles and 18no. bicycles. This provision shall thereafter be retained and maintained

Reason: In order to ensure sufficient provision is made for sustainable transport methods.

7. No development shall commence in any phase until a detailed, final surface water sustainable drainage strategy for the site has been submitted to, and approved in writing by, the Local Planning Authority.

The detailed surface water sustainable drainage strategy shall be based on the site-specific Flood Risk Assessment (Flood Risk Assessment / PN0270-PEL-FRA-01 / 17th October 2025 / Pluviam and indicative Surface Water Sustainable Drainage Strategy (Drainage Strategy / 225/011 – Revision C / 11th February 2026 / Sleater & Watson), and demonstrate compliance with the principles and requirements of the National Planning Policy Framework, Planning

Practice Guidance and the latest published version of the National Standards for Sustainable Drainage Systems (or any successor Standards in force at the time of submission). It shall also demonstrate how sustainable drainage system features have been designed to deliver multifunctional benefits in relation to water quality, amenity, and biodiversity.

Surface water and foul water drainage shall be drained on separate systems. No surface water runoff from the development shall be discharged to a foul sewer(s), either directly or indirectly.

The strategy shall confirm and evidence the final allowable peak discharge rates and runoff volumes, following completion of all detailed design work and site investigations to confirm and refine early design assumptions.

The submitted strategy shall include, as a minimum:

- a) Sustainable drainage calculations for peak flow control and volume control for the following events:
 - i. The 100% (1 in 1-year) annual exceedance probability event
 - ii. The 3.3% (1 in 30-year) annual exceedance probability event, including a 40% climate change allowance
 - iii. The 1% (1 in 100-year) annual exceedance probability event, including a 50% climate change allowance

Calculations must cover the entire development area, including all existing and proposed surface water drainage systems up to and including the final discharge location (s).

- b) Final sustainable drainage plans, appropriately labelled to include:
 - i. Site plans showing all permeable and impermeable areas contributing to the surface water drainage network, either directly or indirectly, including the entire development area and any off-site flows where relevant.
 - ii. Drainage layout plan showing all pipe and structure references, dimensions and design levels, including all existing and proposed surface water drainage systems up to and including the final discharge location.
 - iii. Details of all sustainable drainage features, including landscape drawings showing topography and slope gradient.
 - iv. Site plans showing modelled flood water depths, volumes and exceedance flow routes and flow velocities for rainfall events exceeding the 1% (1 in 100-year) annual exceedance probability event, or due to a blockage. The strategy shall demonstrate that flood risk is not increased on-site or elsewhere, informed by a blockage assessment for all flow controls.
 - v. Finished Floor Levels (FFL) in AOD with adjacent ground levels for all sides of each building and connecting cover levels. The strategy shall confirm that FFLs have been set to provide a minimum 150 mm freeboard above adjacent ground levels.
 - vi. Final details of proposals to manage surface water runoff to and from the development boundary, including measures to manage surface water runoff from adjacent land that could flow onto the site during storm events, and to ensure runoff leaving the site does not occur in an uncontrolled manner.

vii. Measures to manage the quality of the surface water runoff to prevent pollution and protect groundwater and surface water bodies. The strategy shall include a robust water quality risk assessment, proportionate to the pollution hazard and sensitivity of receiving waters, and shall inform the design of an appropriate SuDS management train.

viii. Measures to manage the first 5mm of rainfall to prevent runoff from the site for majority of small (frequent) rainfall events and for the initial depth of rainfall for larger events.

- c) Evidence of an assessment of the receiving sewer to confirm its condition and capacity to accept surface water runoff from the development at the proposed discharge rate and runoff volume.
- d) Evidence that a free-flowing outfall can be achieved. Where this is not possible, the strategy shall demonstrate that the drainage system has been assessed for performance under surcharged outfall conditions and will continue to function without increasing flood risk.

The sustainable drainage strategy shall be fully implemented in accordance with the approved details.

Reason: To ensure satisfactory sustainable drainage facilities are provided in accordance with Paragraphs 181 and 182 of the National Planning Policy Framework, Planning Practice Guidance and National Standards for Sustainable Drainage Systems.

8. No development shall commence in any phase until a Construction Surface Water Management Plan, has been submitted to and approved in writing by the Local Planning Authority. The plan shall detail how surface water and stormwater will be managed on site during all construction activities, including demolition, site clearance, earthworks, and temporary drainage installation, to prevent runoff and pollution.

The submitted shall include, as a minimum:

- a) A timetable for implementation of any surface water management proposals;
- b) A method statement of the surface water management proposals for each construction phase, including temporary drainage arrangements and contingency measures for extreme weather events.
- c) Evidence of how surface water flows will be discharged, demonstrating that discharge rates will be restricted to no greater than the equivalent greenfield runoff rate.
- d) Measures to prevent siltation and pollutants from entering any receiving groundwater and/or surface water bodies, including watercourses, with reference to published guidance.
- e) A site plan of the proposed surface water management proposals and pollution prevention measures, including locations of temporary drainage features, bunds, silt fences, settlement tanks, and spill response equipment.

The plan shall be implemented in full and thereafter managed and maintained in accordance with the approved plan for the duration of construction works.

Reason: To ensure the development is served by satisfactory arrangements for the disposal of surface water during all construction phases, so it does not pose an undue surface water flood risk on-site or elsewhere, and to prevent pollution of receiving waters, in accordance with Paragraph 181 of the National Planning Policy Framework and the principles of the National Standards for Sustainable Drainage Systems.

9. The commencement of use of the development shall not be permitted until a site-specific Operation and Maintenance Manual for the lifetime of the development, pertaining to the surface water drainage system and prepared by a suitably competent person, has been submitted to and approved in writing by the Local Planning Authority.

The submitted details shall include, as a minimum:

- a) A timetable for its implementation.
- b) Site-specific details of the operation, maintenance, and access requirements for all sustainable drainage system features and connecting drainage structures. This shall include any automated monitoring of motorised equipment (such as pumps and proprietary drainage features for flow control or water quality improvement), their functionality, and transmission of failure warnings to the responsible maintenance body.
- c) The arrangements for adoption by any public body or statutory undertaker, or identification of named parties responsible for the management and maintenance of each surface water drainage system feature throughout the lifetime of the development.
- d) Details of financial management including arrangements for the replacement of major components at the end of the manufacturer's recommended design life.
- e) Instructions on necessary step to be taken in the event of a pollution incident, including matters that should be reported to the adopting authorities or the Environment Agency.
- f) Details of land ownership and access rights for all parts of the surface water system, including, sustainable drainage system features, and associated easements required for inspection and maintenance.

Thereafter, the drainage system shall be retained, managed, and maintained in accordance with the approved details.

Reason: To ensure that surface water flood risks to future users of the land and neighbouring land are minimised, together with risks to controlled waters, property, and ecological systems, and to ensure that the sustainable drainage system provided as part of the development have appropriate maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development, in accordance with Paragraph 182 of the National Planning Policy Framework and Standard 7 of the National Standards for Sustainable Drainage Systems.

10. The commencement of use of the development shall not be permitted until a site-specific Verification Report, pertaining to the surface water sustainable drainage system, and prepared by a suitably competent person, has been submitted to and approved in writing by the Local Planning Authority.

The verification report shall include, as a minimum:

- (a) Evidence that the surface water sustainable drainage system has been constructed in accordance with the approved drawing(s) and specifications, or details of any minor variations, with evidence demonstrating that the system remains fit for purpose and compliant with the approved surface water drainage strategy.
- (b) Photographic and written evidence confirming the location and details of all critical drainage infrastructure. Locations shall be referenced using national grid coordinates.
- (c) As-built drawings of the constructed drainage system, including all SuDS features, pipework control structures and discharge points, with levels and dimensions clearly annotated.

Thereafter, the drainage system shall be retained, managed and maintained in accordance with the approved details.

Reason: To ensure that surface water flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property, and ecological systems, and to confirm that the development as constructed is compliant with the requirements of Paragraphs 181 and 182 of the National Planning Policy Framework and Standard 7 of the National Standards for Sustainable Drainage Systems.

11. Prior to any above ground works details of a scheme for the landscaping for the site shall have been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall indicate, as appropriate, the types and numbers of trees and shrubs, their distribution on site, those areas to be seeded, turfed, paved or hard landscaped, including details of any changes of level or landform and the types and details of all fencing and screening.

The approved landscaping scheme shall be implemented in the first planting season following occupation or use of the development, whether in whole or part and shall be maintained thereafter for a period of not less than 5 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, or dies, or is seriously damaged, or becomes seriously diseased, by a species of similar size to those originally planted.

Reason: To ensure an appropriate landscaping/screening for the proposed development within the wider site context.

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If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until further investigation and a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the local planning authority. The remediation strategy shall be implemented as approved.

Reason: To ensure that the development does not contribute to and is not put at unacceptable risk from or adversely affected by unacceptable levels of water pollution from previously unidentified contamination sources at the development site. This is in line with paragraphs 187 and 196 of the National Planning Policy Framework.

Note(s)

1. For rights of appeal in respect of any condition(s)/or reason(s) attached to the permission see the attached notes.
2. The applicant is advised that should there be any deviation from the approved plan the Local Planning Authority must be informed. It is therefore vital that any future Building Regulation application must comply with the approved planning application.
3. The Local Planning Authority has endeavoured to work proactively and positively to resolve issues and considered the imposition of appropriate conditions and amendments to the application to deliver a sustainable form of development.
4. This Decision Notice should be read in conjunction with the officer's report which is available to view on the website.

Nicola Hopkins

**NICOLA HOPKINS
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING**

Notes

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision, then you must do so within 6 months of the date of this notice unless the following apply:

- If this is a decision to refuse planning permission for a householder application or a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice [reference], if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6

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months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.

Appeals should be made online via <https://appeal-planning-decision.service.gov.uk/before-you-start>. If someone does not have access to the internet and needs help completing the appeal digitally, they should contact the Planning Inspectorate customer service team on 0303 444 5000 who will provide details of support options available.

Before making an appeal, you may find it helpful to review guidance and watch a video explaining the appeals process at <https://www.gov.uk/government/collections/make-an-appeal-to-the-planning-inspectorate-and-associated-guidance>.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.